

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 5

Property ID: R22116

Property Information

property address: 600 N TEXAS AVE  
legal description: CITY OF BRYAN, BLOCK 31, LOT 4.5 & PTS OF 3.8.9.10, (INCL'S ALLEY), (ED'S BUTCHER BLOCK)  
owner name/address: PUTCO INC  
600 N TEXAS AVE  
BRYAN, TX 77803-3361  
full business name: Ed's Butcher Block  
land use category: \_\_\_\_\_ type of business: butcher  
current zoning: C2 occupancy status: occ  
lot area (square feet): 20790 frontage along Texas Avenue (feet): 175  
lot depth (feet): 125 to 115 (irr) sq. footage of building: 4950  
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 16 # of stories: 1  
type of buildings (specify): metal w/ brick face  
building/site condition: 3  
buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front  
fr=19 / str side=87 / prop side=8 / rear=29  
approximate construction date: 1981 accessible to the public: ☒ yes ☐ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no  
other improvements: ☐ yes ☒ no (specify) \_\_\_\_\_  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use  
# of signs: \_\_\_\_\_ type/material of sign: plastic  
overall condition (specify): fair - somewhat yellowed  
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: 30  
lot type: ☐ asphalt ☒ concrete ☐ other \_\_\_\_\_  
space sizes: \_\_\_\_\_ sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: good, though some weeds  
end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☒ no

### Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

### Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no  
comments: \_\_\_\_\_

### Outside Storage

☒ yes ☐ no (specify) firewood, ice machine  
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

### Other Comments:

---

---

---

---

---

---

---

---

---

---